



April 15, 2015

Item No. 1

**APPROVAL OF A CONTRACT MODIFICATION FOR CONTRACT 11270 MADISON CONSTRUCTION COMPANY FOR LIFE AND SAFETY AND PLUMBING RISER REPLACEMENT AT LIDIA PUCINSKA APARTMENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners approve the attached Resolution to approve a contract modification for Madison Construction Company for Life and Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments.

| <b>C-11270 Madison Construction<br/>Life Safety &amp; Plumbing Riser Replacement at Lidia Pucinska</b> |                                   |   |  |  |   |  |  |
|--|-----------------------------------|---|--|--|---|--|--|
| <b>Original<br/>Contract Value</b>   | <b>Current Contract<br/>Value</b> | <b>Contract<br/>Modifications<br/>to be Approved<br/>(April 2015<br/>Board)</b> | <b>% of<br/>Contract<br/>- This<br/>Change<br/>Order</b> | <b>Cumulative<br/>Change Order<br/>Total</b> | <b>All Change<br/>Orders as a<br/>Cumulative<br/>% of<br/>Original<br/>Contract</b> | <b>Cumulative<br/>Amount<br/>Over<br/>\$100,000?</b> | <b>Revised<br/>Contract<br/>Amount</b> |
| \$ 11,418,000.00   | \$14,972,204.25                   | \$180,592.28  | 1.58%  | \$3,734,796.53                               | 32.71%  | Yes  | \$15,152,796.53                        |
| <b>Contract Amendment Total</b>  |                                   |   |  | <b>\$ 180,592.28</b>                         |   |  |  |

The Deputy Chief of the Capital Construction Department, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE MISSION**

Ensure that CHA's housing portfolio is safe, decent and sustainable.

**FUNDING**

General Fund

**GENERAL BACKGROUND /EXPLANATION**

The Significant Actions Policy states, in part: "Board approval must be obtained prior to CHA incurring liabilities in excess of \$100,000. Modernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval."

The contract modification associated with the above contract is required to address the following issue:

| GENERAL CONTRACTOR                         | CONTRACT NO. | MODIFICATION  | AMOUNT              | REASON FOR MODIFICATION |
|--|--------------|---|---------------------|-------------------------|
| Madison Construction                       | 11270        | The Contractor will provide demolition and asbestos abatement for approximately 4,500 sq. ft. of flooring at the first floor lobby, corridor, and community rooms. The Contractor will then provide and install new porcelain tile where demolition took place. | \$ 180,592.28       | Discovered Conditions   |
| <b>Cumulative Total for Contract 11270</b> |              |   | <b>\$180,592.28</b> |                         |

The Capital Construction Department has verified that the amount to perform the work by the contractor was within an acceptable range of the CHA's Independent Cost Estimate.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Director and Deputy Chief of the Capital Construction Department concur with the recommendation to approve the attached Resolution to approve a \$180,592.28 contract modification for Madison Construction Company for Life and Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments.

The CEO/President also recommends the approval of this contract modification.

**RESOLUTION NO. 2015-CHA-26**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2015 "APPROVAL OF A CONTRACT MODIFICATION FOR CONTRACT 11270 MADISON CONSTRUCTION COMPANY FOR LIFE AND SAFETY AND PLUMBING RISER REPLACEMENT AT LIDIA PUCINSKA APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby approves the attached Resolution to approve a contract modification for Madison Construction for the following contract:

| C-11270 Madison Construction<br>Life Safety & Plumbing Riser Replacement at Lidia Pucinska |                        |  |                                   |                               |  |                                   |                         |
|--|------------------------|--|-----------------------------------|-------------------------------|--|-----------------------------------|-------------------------|
| Original Contract Value  | Current Contract Value | Contract Modifications to be Approved (April 2015 Board) | % of Contract - This Change Order | Cumulative Change Order Total | All Change Orders as a Cumulative % of Original Contract | Cumulative Amount Over \$100,000? | Revised Contract Amount |
| \$ 11,418,000.00   | \$14,972,204.25        | \$180,592.28   | 1.58%                             | \$3,734,796.53                | 32.71%   | Yes                               | \$15,152,796.53         |
| <b>Contract Amendment Total</b>  |                        |  |                                   | <b>\$ 180,592.28</b>          |  |                                   |                         |

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



Chicago Housing Authority  
60 E. Van Buren  
Chicago, IL 60605  
312-742-8500  
[www.thecha.org](http://www.thecha.org)